

7/6/09 - Monday, July 6, 2009

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of July 6, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, FitzGerald, Kayser, Hibbard, Duax, Kaiser, Larson, Seymour

Staff Present: Messrs. Tufte, Reiter, Amundson

The meeting was chaired by Mr. Kaiser.

**1. REZONING (Z-1445-09) “ TI-1 and TR-1A to I-1P and P-Public
and
SITE PLAN (PZ-0906) - Sign for CVTC**

Lyden Company has submitted a request to rezone property from Temporary I-1 and Temporary R-1A to I-1P and P-Public and to adopt the General Development Plan for existing and future warehouse and industrial use on the property. The P-Public portion is intended to be sold to CVTC to be consolidated with the west campus for future expansion.

The Comprehensive Plan>

CVTC is requesting approval of a ground sign at their West Campus along STH 312. This sign will be located on the new land to be purchased with this rezoning. The sign will be 156 square feet in area and 25 feet in height, with a 70 square foot full color electronic message center. The proposed sign is consistent with other commercial signs in the area.

Douglas Olson, CVTC, spoke in support. He reported the sale of land will be completed in July. He then proceeded to show an overall proposed campus plan for the area.

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the rezoning. Mr. Buchanan seconded and the motion carried.

Mr. FitzGerald moved to recommend approval of the site plan for the sign with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-0914) “ Electronic Message Center Sign, Golf Road

Mr. Tufte reported that Kwik Trip has withdrawn their request for a sign within 100 feet of the traffic signals at Golf Road and London Road.

Mr. Duax moved to accept the request for withdrawal. Mr. Kayser seconded and the motion carried.

3. CONDITIONAL USE PERMIT (CZ-0915) “ Non-accessory Parking Lot, Hobart Street

John Mogensen has submitted a request to allow a non-accessory parking lot in an RM-P district located on the west side of Hobart Street, north of Madison Street. The proposed site plan shows a 30-stall lot with area for motorcycle parking. Staff noted that the parking lot is at the periphery of this neighborhood and that landscaping and screening could be incorporated into the design of the lot. The land is located within the 100-year flood plain. Residential use of this land is difficult.

John Mogensen, applicant, stated that there is a parking shortage in the neighborhood for the businesses and this will remove many cars from on-street parking. The houses were bought at a sheriff™s sale and one vacant lot from the City. The North Barstow BID endorses the development of the parking lot.

Bernie Trettin, 428 N. Farwell Street, spoke in opposition, and complained about maintenance of existing lots in the area.

Tom Field, 2620 Riverview Drive, stated that he is the owner of 426, 430, and 434 Hobart Street units. He is concerned that traffic noise and night lights will make it difficult to rent the units.

Francis Kirby, 433 Forest Street, spoke in opposition. He is concerned with safety as the alley is in bad condition.

Linda Soltis-Schroeder, 216 William Street, commented that this is a residential area with many families. The alley access should not be allowed and the drainage from the lot surface needs to be handled.

Darrel Newman, 415 Forest Street, spoke in opposition and felt the water drainage will impact his property and will reduce his property value.

Brian Lehmoie, 419 Forest Street, spoke in opposition. He was concerned with traffic noise and loud music. The lot will be a danger to all in the neighborhood.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Larson seconded and proposed an amendment with extra conditions that the alley access be removed and the parking lot layout be reversed north to south to avoid traffic lights on the residence to the north. The amendments carried, with Mr. Seymour voting no.

After discussion, Mr. Kayser moved to postpone consideration for one month until the applicant could meet with the neighborhood and discuss the parking lot. Mr. FitzGerald seconded and the motion carried. Commissioners Buchanan, Hibbard, and Kaiser voted no.

4. CONDITIONAL USE PERMIT (CZ-0916) “ Patio for Tavern in CBD District

John Mogensen has submitted a request to allow an outside seating area for the Corner Inn with parking and dumpster screening at 131 N. Barstow Street. The site plan shows the possible future outside seating area for the Corner Inn as a 22TM x 20TM area with landscaping separating it from the sidewalk on Galloway Street. The parking lot surface will be handled through a surface permit.

Mr. Mogensen appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

5. CONDITIONAL USE PERMIT (CZ-0917) “ Non-accessory Parking Lot in R-2 District

John Mogensen has submitted a request to allow a non-accessory parking lot at 627 Chippewa Street to be used by the residences, and some would be available for residents at 624 Water Street. 627 Chippewa Street is a four-bedroom home with a required parking of 4 stalls. There will be three extra spaces on the lot.

James Elbert, 609 Chippewa Street, spoke in opposition. He stated that he has no problem with tenant parking but is opposed to the commercial parking use.

Barb Barrett, 623 Chippewa Street, spoke in opposition to the commercial parking portion of the lot.

Barb Gramenze, 612 Chippewa Street, also spoke in opposition.

Mr. Mogensen then addressed the need to clean up the back of the lot from a graveled surface and his ability to provide some extra parking for tenants.

Mr. FitzGerald moved to grant the request with the conditions listed in the staff report. Mr. Kaiser seconded and the motion failed unanimously.

6. GENERAL SITE DEVELOPMENT PLAN (PZ-0903) “ Carson Park Maintenance/Storage Facility

The City has removed the request at this time to review with the Waterways and Parks Commission a future request.

Mr. Duax moved to accept the withdrawal. Mr. Buchanan seconded and the motion carried.

7. SITE PLAN (SP-0204 Amd.) “ Grace Woodlands, Dumpster Site

Jeff Halloin has submitted a request to amend a site plan to modify a condition of approval for a dumpster enclosure for a CBRF at 3214 Gala Street. The condition states that the dumpster in front of the building will have siding which matches the exterior of the building. The applicant is requesting the enclosure match the fencing of the property and included photos of the fencing.

Mr. FitzGerald moved to allow the fenced enclosure. Mr. Duax seconded and the motion carried. Mr. Buchanan voted no.

Mr. Hibbard left the meeting.

8. Discussion/Direction “ Comprehensive Plan for City of Altoona and Surrounding Townships

Mr. Tufte presented an overview of the proposed comprehensive plans for the Towns of Washington, Seymour, Brunswick, and Pleasant Valley and the City of Altoona. Mr. Tufte read a prepared letter which will be sent to the surrounding towns which addresses the CityTMs concerns with the land use plans, primarily land division within the 3-mile plat review area of the City. Mr. Tufte said the City of AltoonaTMs plan is similar to the CityTMs and also requires the 4/40 standard as adopted by the City of Eau Claire. The City will begin shortly meeting with the planner for the townships to work on a compromise solution to the land division issues.

The Commission directed the staff to proceed with the letters.

9. MINUTES

The minutes of the meeting of June 15, 2009, were approved.

Joseph Seymour
Secretary